

8-039 2007 PITSEA OBJECTION NETWORK RAIL

NC



"Austin Stephen"
<Stephen.Austin@networkrail.co.uk>
30/04/2007 10:02

To <neil.costen@basildon.gov.uk>
cc
bcc
Subject 07/00393/FULL



Dear Neil

Please find below Network Rail's comments regarding planning application 07/00393/FULL.

Network Rail would object to the proposal, as it appears there could be a number of concerns relating to the safe working of the operational railway.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. In particular the demolition of buildings or other structures should be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail's land. Approval must be obtained from Network Rail's Outside Parties Engineer.

Plant, Scaffolding & Cranes

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

Excavations of footings

Network Rail will need to be consulted on any alterations to ground levels. It should be noted that Network Rail are concerned about excavations within 10m of the boundary with the operational railway and will need to be assured that the construction of foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer before consent can be granted.

Amenity

Network Rail is not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Network Rail would request that this is carried out in light of the distance the residential use proposed from the railway line.

Drainage

Additional or increased flows of surface water must not be discharged onto Network Rail land nor into Network Rail's culverts or drains. In the interests of long term stability of the railway, soakaways should not be constructed within 10m of the boundary with the operational railway.

Fencing

Given the proposed use of the site a 1.8m high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.

Site Layout

In order to ensure the proposed development can be constructed and maintained without encroachment onto the operational railway line all buildings and structures should be set back at least 2m from the boundary with the operational railway or at least 5m for overhead power lines.

Landscaping

Details of landscaping along the railway corridor to be submitted to Network Rail, who can provide advice on appropriate planting species as well as inappropriate planting.

Party Wall Act 1996

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should

consult with NRIL at an early stage of the preparation of details of their development on Party Wall matters.

If you need clarification on any aspects please do not hesitate to contact me.

Regards

Steve Austin

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